

S U M M A R Y

FILE NO.	2254	Thomas Guide Map No.	747
		Date Received:	03/19/07
		Date Distributed:	03/19/07
ENTITY	Covington Water District	Date Filed:	
ACTION	Property Owner Petition for Annexation to Permit Extension of Water Service Area/ Resolution for Annexation	Expiration 45 Days:	05/03/07
TITLE	Littlefield LLC Group Annexation	Board Meeting:	04/12/07

Location	The annexation area is located entirely within unincorporated King County. The northern boundary of the site generally follows SE 340 th Street (if extended). The western-most boundary generally follows 190th Avenue SE (if extended). The southern boundary is formed by SE 344 th Street. The eastern boundary is formed by 198 th Avenue SE.
Land Area	Approximately 40 acres (eight parcels)
Existing Land Use	Residential Uses; Vacant land
Population	Approximately 3 persons
Assessed Valuation	\$2,465,500.00
County Comprehensive Plan/County Zoning	Rural Residential Use; RA-5 (One dwelling unit per five acres)
City Comprehensive Plan	Not applicable
City Zoning	Not applicable
District Comprehensive Plan	The Covington Water District Comprehensive Plan/Coordinated Water Systems Plan establishes provisions for water service to the proposed annexation area (1998 Plan; 2005 Draft Plan – adopted March 2007).
District Franchise	The required franchise is provided, pursuant to the Covington Water District Comprehensive Plan, by agreement with King County.
Urban Growth Area (UGA)	The Littlefield LLC Group Area is located within the Urban Growth Area as established by the King County Comprehensive Plan.
SEPA Declaration:	An Environmental Checklist was prepared for the Littlefield LLC Group Area. A Determination of Non-Significance was issued in February of 2007.

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Reagan Dunn

King County Clerk of Council, Department of Assessments, Fire Marshal, Health Division, State Department of Ecology, Puget Sound Regional Council, Municipality of Metropolitan Seattle (Metro)

Cities: Black Diamond; Auburn

Fire Districts: Mountain View Fire and Rescue (No. 44)

Water Districts: King County Water District No. 111; Soos Creek Water and Sewer District; Cedar River Water and Sewer District; City of Auburn

Sewer Districts: Soos Creek Water and Sewer District; Cedar River Water and Sewer District

School District: Auburn School District No. 408; Kent School District No. 415

SUMMARY - File No. 2254

The Covington Water District proposes to annex approximately 40 acres of land (eight parcels). The Covington Water District initiated this annexation proposal, based upon a citizen petition, pursuant to RCW 57.24 (Annexation of Unincorporated Territory) which permits annexation of territory by the District Board of Commissioners. A Resolution for Annexation was approved by the District in December 2006.

The annexation area is located entirely within unincorporated King County. The northern boundary of the site generally follows SE 340th Street (if extended). The western-most boundary generally follows 190th Avenue SE (if extended). The southern boundary is formed by SE 344th Street. The eastern boundary is formed by 198th Avenue SE.

The Covington Water District includes the Littlefield LLC Group Area within its Comprehensive Plan. The Littlefield LLC Group Area Annexation is being proposed by the Covington Water District at this time in order to facilitate the provision of coordinated water services to the subject properties. At present, public water services are not provided to the Littlefield LLC Group Area. The District reports sufficient resources to provide services to this area upon annexation.

Covington Water District representatives report that the proposed annexation is also consistent with the King County Comprehensive Plan. The proposed action specifically addresses King County Countywide Planning Policies, including Policies FW-225 and FW-230 which call for areas within the Urban Growth Boundaries to be provided a full array of urban services. The Annexation is similarly consistent with Policies CA-6, LU-6, FW-31, and CO-16 pertaining to the provision of public water services within the Urban Growth Area. Provision of water service also facilitates environmental protection consistent with the King County Comprehensive Plan.

The Littlefield LLC Group Area will remain within King County. King County will continue to govern this territory. As such, annexation will not have any impact on land use designations, zoning, population allocations, or other public facilities/services associated with growth management planning for the Littlefield LLC Group Area. The proposed annexation will not affect other current services (e.g., policing, fire services, or services). Annexation will not result in the addition of other services (e.g., wastewater treatment will not be provided to replace existing septic systems).

Covington Water District representatives report that this proposed annexation is consistent with RCW 36.93.180 (Objectives of the Boundary Review Board). For example, this annexation would be consistent with Objective 1, which calls for the preservation of neighborhoods. This area is linked to the properties currently within the Covington Water District boundaries by geographic features social fabric (e.g., similar land uses, open spaces, common terrain features).

Similarly, the annexation would be consistent with Objective 2, which calls for the use of physical boundaries to demarcate an annexation area. For the Littlefield Group LLC Area, boundaries are primarily formed by roadways and by property lines. The Littlefield LLC Group Area is co-terminus with existing Covington Water District Service Area boundaries.

The Littlefield LLC Group Area Annexation would also be consistent with Objective 3, which calls for creation of logical service areas. Local residents have petitioned for annexation in order that water services for this area may be efficiently coordinated by a single local government unit. The Covington Water District is prepared to annex and serve the Littlefield LLC Group Area.

The proposed annexation is also reportedly consistent with Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. While the proposed annexation is small in size, the area lies within the Covington Water District Comprehensive Plan boundaries and so this action is consistent with District plans to serve the area. This action would also be consistent with Objective 8, which calls for inclusion of urban areas within municipalities/municipal service agencies.

With the incorporation of the Littlefield LLC Group Annexation Area, the Covington Water District will develop plans for installation of water service systems to serve these properties. Costs for installation of water services would be borne by consumers. No significant changes to revenue or expenditures are expected to the District, King County, or the citizens of the community in conjunction with the proposed Littlefield LLC Group Annexation.

Annexation will enable Covington Water District to provide water services necessary to support public health and safety for the residents of the Littlefield LLC Group Area.